034.0	0003	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	451,200	/	451,200
USE VALUE:	451,200	/	451,200
ASSESSED:	451,200	/	451,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARAGONA FRANK J
Owner 2:	
Owner 3:	
Street 1:	C/O LINDA SCHUSTER
Street 2:	30 EDGEWOOD RD
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry Own Occ: N
Postal:	01876 Type:

PREVIOUS OWNER

Owner 1:	PARAGONA FRANK J -
Owner 2:	-
Street 1:	91 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474-3820

NARRATIVE DESCRIPTION

This parcel contains .067 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Aluminum Exterior and 810 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2940.000	126,000		325,200	451,200
Total Card	0.067	126,000		325,200	451,200
Total Parcel	0.067	126,000		325,200	451,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.04 | /Parcel: 557.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23502

GIS Ref

GIS Ref

Insp Date 12/07/18

!2789!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	126,000	0	2,940.	325,200	451,200		Year end	12/23/2021
2021	101	FV	126,000	0	2,940.	325,200	451,200		Year End Roll	12/10/2020
2020	101	FV	126,500	0	2,940.	325,200	451,700	451,700	Year End Roll	12/18/2019
2019	101	FV	100,400	0	2,940.	294,800	395,200	395,200	Year End Roll	1/3/2019
2018	101	FV	100,400	0	2,940.	279,500	379,900	379,900	Year End Roll	12/20/2017
2017	101	FV	100,400	0	2,940.	243,900	344,300	344,300	Year End Roll	1/3/2017
2016	101	FV	100,400	0	2,940.	208,400	308,800	308,800	Year End	1/4/2016
2015	101	FV	80,900	0	2,940.	193,100	274,000	274,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:02:52

LAST REV

Date	Time
10/22/19	10:33:02
mmcmakin	

PAT ACCT. 2789

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAGHER JOS	30057-494		4/16/1999	Family	145,000	No	No		
GALLAGHER JOSEP	27646-119		9/4/1997		99	No	No		F

USER DEFINED

Prior Id # 1:	23502
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2019	Mail Update	MM	Mary M
12/7/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Entry Denied	372	PATRIOT
4/20/2000	Inspected	263	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/11/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2940		Sq. Ft.	Site		0	64.	1.73	3									325,248						325,200	

Total AC/HA:	0.06749	Total SF/SM:	2940	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	325,248	Spl Credit		Total:	325,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	182623
Depreciation:	56613
Depreciated Total:	126010

COMMENTS

COMMON WALL SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

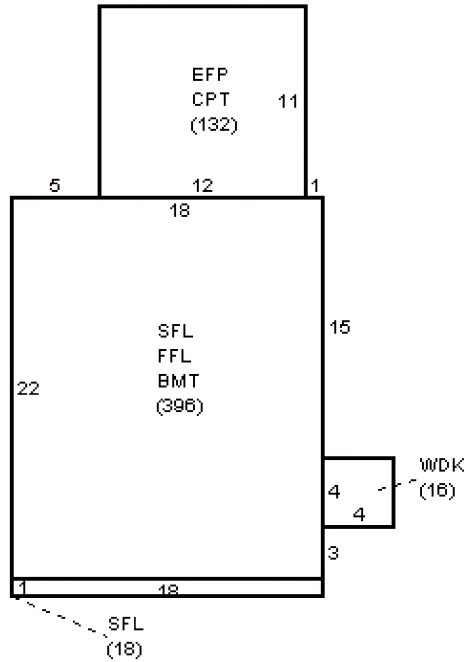
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.86
Special Features:	0	Val/Su Net:	84.79
Final Total:	126000	Val/Su SzAd	155.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	414	124.860	51,693
BMT	Basement	396	37.460	14,834
FFL	First Floor	396	124.860	49,446
CPT	Carport	132	15.700	2,072
EFP	Enclos Porch	132	44.260	5,842
WDK	Deck	16	14.800	237
	Net Sketched Area:	1,486	Total:	124,124
Size Ad	810	Gross Area	1486	FinArea 810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

034.0-0003-0017.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	